Northwestern

SECURITIES OF VICTORIA LTD.
631 YATES AT BROAD EV 5-6741

"70 ACRES"

Former dairy farm. First-class productive land; will lend itself very well for any kind of agriculture. 2 dwellings on property; one small 2-bedroom cottage, the main house, is a city type, with Oil-O-Matic heat, 220 wiring to house (electric stove). 3 bedrooms. Lots of spring water on land. Right by the Cowichan Bay road only 1½ miles from the famous fishing resort. A very fine farm, one mile from main highway. Situated very well for all conveniences. School only ½ mile away. Houses are very clean and comfortable. A very good buy for someone at $25,000
Approx. $12,000 down will handle. I'll be pleased to show it to anyone interested. Phone H. BITTERMAN at EV 5-6741 or EV 3-1443.

"LANSDOWNE"

This beautiful home is on the high side of Lansdowne Rd. Sea view, beautiful living room, fireplace. Large dining room, dream kitchen with bar eating area. 3 large bedrooms, vanity bathroom, rumpus room, full cement basement. Oil-O-Matic. This you must see. DORIS ADAMS, EV 5-6741 or GR 8-3294. Price $24,000

"BEST ON LANSDOWNE"

3 bedrooms, 2 carports, full basement with recreation room. Mahogany living room, wall-to-wall carpet in dining room and entrance hall. Full price only $19,950
For more particulars call RACHEL RUSSELL at EV 5-4140 or STAN ROZYLO EV 4-6104. Office, EV 5-6741 anytime.

"835 PEMBERTON RD."

An address of distinction. Transfer from B.C. Government position makes immediate sale of this most desirable property imperative. Please do not disturb owners. For appointment to view call MRS. BACON, EV 5-6741 or EV 4-0237.

"IF YOU LIKE INDIVIDUALITY"

We have compact 3-bedroom home, plus TV room, every modern convenience. Calls for your immediate inspection. This home is charming set in nice garden, near good golf course. Dial MRS. WELLINGS NOW. $3,000 cash down, on terms $14,900
EV 5-6741 or GR 7-2769.

"IF YOU LIKE ECONOMY"

Duplex in good area, four rooms down and four up. Both suites are self-contained. $1,000 cash. Dial MRS. WELLINGS EV 5-6741 or GR 7-2769.

"CHEERFUL MODERN HOME"

With 3 bedrooms, large living room, spacious dining area, fine cabinet kitchen. Full cement basement, auto-oil, only 1 year old. Close to schools and transportation. Full price with $4,000 down $14,500
Phone HARRY HOBSON at EV 5-6741 anytime.

"HOME AND REVENUE"

You will be pleasantly surprised when you see this strategically located 3-suite home in the Jubilee area. A very nice suite for owner and more than enough revenue to pay the mortgage and expenses. $2,750 down will handle to full price of only $13,950
Be first—call BILL HODGSON, EV 5-6741 or EV 5-8563 eves.

"GARDEN LOVERS"

Here is your opportunity to make at least $1,000 out of your garden and have a whole year of free vegetables and potatoes. See this 3-bedroom home with a beautiful view—more than one acre. Price $13,950
Phone CLARE VERBEEK at EV 5-6741 or GR 9-5460.

"GO SUBURBAN"

OVERLOOKING GULF ISLAND AND SEA. More living area, 4 bedrooms, 4-pce bath down and 2 up. Combination living room-dining room. Full basement, hot water heat. See this first for family living on ¾ acre. $12,900
Please call TED CHARTRES, EV 5-6741 or EV 5-5508.

"EXCEPTIONAL THIS WEEK"

MERRIMAN DRIVE. Newly on the market, lovely 3-bedroom basement home, exceptionally well planned floor space. 2nd fireplace in large recreation area, real man-sized 2-car garage. High location, good view. On sewer, close to schools. $5,000 down.
Please call TED CHARTRES EV 5-6741 or EV 5-5508.

"CITY BUNGALOW"

Where can you find a city bungalow with a wide open view? Here is a real gem. Two bedrooms, living room, dining room, modern electric kitchen, full basement, oil conversion. Drive-in garage. Only 7 years old, on a quiet dead-end street, not crowded by neighbors. Full price $11,950
With $2,000 down and balance at $80 a month, interest 6%. Call ERIC A. MACFADYEN, EV 5-6741, 24-hr. service.

"SEE IT—DRIVE BY"

But please do not disturb owners—if you like it then call me. It will be a pleasure to make an appointment to see the inside.
266 SIMS AVE. — Hardwood floors, beautiful living room, 2 bedrooms, O-O-M heat. Full price $10,900
$3,200 down and $60 per month on the balance.
ALSO
3850 MERRIMAN DR. 1,290 sq. ft. 3 bedrooms, it's a beauty. You can't build it for the same price. Call STAN ROZYLO, after you drive by, at EV 5-6741 or EV 4-6104 anytime.

"3 BR, DEN, OIL HEAT"

THE TV HOUSE FROM MONDAY NIGHT. High location. Beamed ceiling in living room, new wiring, bedrooms have wash basins. Property in lovely condition. CLEAR TITLE, also trade considered for modern 4-room bungalow. Full price $11,300
KARL OGILVIE EV 5-6741 or EV 5-6115.

Northwestern

SECURITIES OF VICTORIA LTD.
631 YATES AT BROAD EV 5-6741

"CITY DUPLEX"

$2000 DOWN

DOWNSTAIRS VACANT: 4 large rooms with bath, fridge and range included, rents for $70 p.m. Upstairs also 4 large rooms with bath, modern range and oil heater, rents for $60 p.m. The property is in A-1 condition — new wiring, new plumbing, sep meters and entrances. Walking distance. Owner pays taxes and water only. Full price $11,800
Please call KARL OGILVIE, EV 5-6741 or EV 5-6115.

"VIEW ROYAL"

Secluded family 3-bedroom home. 20x16 living room, dining room, hardwood floors. Cement basement. This home really has character—close to the sea. For just $10,500
Call now, DORIS ADAMS, EV 5-6741 or GR 8-3294.

"FAIRFIELD APARTMENT"

4 rooms and bath on a quiet and attractive street. Immediate possession. Phone ETHEL HARVEY, EV 5-6741 or EV 5-4368.

"WANTED—URGENT"

This is a genuine request—my client must have a 3-bedroom home with basement in Fairfield or Oak Bay by the end of April. Price around $10,000-$11,000. Please call RACHEL RUSSELL at EV 5-6741 or EV 5-4140.

"LAKE FRONT EXCLUSIVE"

Nicely furnished 3 bedrooms. Secluded house only 9 miles from city centre. This Prospect Lake property will give you many happy hours of swimming, fishing and fun. 5 LOTS.
Yes, 5 choice ½ acre lots are now available on easy terms on Moxon Terrace, just off Amity Drive, near Sidney. For further details on these weekend specials call AKSEL PETERSEN at EV 5-6741 or EV 4-6571.

"5 DOWN—3 UP $1000 DOWN"

House is in excellent condition in and out. New oil furnace. Basement. Garage. A real family home with good rental possibilities. For details phone SUZANNE HOBSON, EV 5-6741.

"SACRIFICE $10,500 ATTRACTIVE HOME"

Owners anxious to move to their new home out of town. Selling at sacrifice. 3-bedrm, nicely appointed home in pleasant surroundings. $2,500 will handle. For appointment to see phone SUZANNE HOBSON, EV 5-6741.

"VACANT"

This cute 2-bedroom bungalow can be yours for only $8750
full price. The owner has moved to Alberni and will accept YOUR terms if sold this weekend. This is a lot of house for the money so act quickly. Call MRS. S. NIXON at EV 5-6741 or eves. GR 9-1121.

"ONLY A FEW STEPS TO LAKE"

Bright and cheery bungalow with basement, 2 bedrooms, spacious family kitchen wired for range. Living room and dining room, fireplace. This is a really lovely place, close to transportation and schools. IMMEDIATE POSSESSION. Good size lot. Full price with $1,500 down $7750
Phone HARRY HOBSON at EV 5-6741 anytime.

"ESQUIMALT BARGAIN"

4-room bungalow, like new. Full high basement, all new copper plumbing and new oil furnace. This is an excellent buy for small family or revenue buyer. Bus stop at door. Full price only $6900
Call MAURICE N. SMITH anytime, EV 5-6741.

"SECLUSION"

Low-set bungalow on 2 nicely landscaped lots. Large 20' living room, family room, 2 bedrooms and one unfinished bedroom. Cab kitchen and 3-pce bath. In the Cedar Hill area, with terms $7950
For further details call MRS. JOHNSTON, EV 5-6741 or EV 2-5655.

"GORGE"

Newly decorated and in first class condition, this two-bedroom home has full cement basement with furnace and extra room. Very generous terms may be arranged. Full price $7500
C. SAINSBURY, EV 5-6741 or EV 4-9035.

"STOP!"

Hurry, brand new house for sale immediately. Yours for $2,000 down. Full price $6700
It's a whizz—it's a snap. It's yours if you ring now. K. J. WILLIAMS, EV 5-6741 or GR 8-3718.

"CUTE AS BUG'S EAR"

Describes this one-bedroom bungalow, exactly. It's ideally suited for someone planning to retire to quiet living with low costs. Nice tidy little garden and separate garage. Please call MRS. JOHNSTON. With terms full price $5000
EV 5-6741 or EV 2-5655.

"HANDY MAN'S SPECIAL"

5-room bungalow on good lot. Has to be moved. Selling very cheap $2000
MRS. JOHNSTON, EV 5-6741 or EV 2-5655.

FAIRFIELD SACRIFICE SALE

A de luxe 6-room bungalow, 24-foot living room, large master bedroom, oil heat, rumpus room, extra plumbing. Landscaped garden. Extra throughout by a master builder. Be sure to see this before you buy. Priced to sell (on terms) at $15,950
George Randall Ltd., EV 4-8109
Mr. Randall, EV 2-5447; Mr. Davis, EV 4-8614

Frank A. Martin Agencies Ltd.

1114 Blanshard Street

EXCLUSIVE JUBILEE AREA

$46— P.I.T., 5½%

Attention, nurses, retired couples or a small family—Cosy 10-yr-old attractive bungalow, in excellent condition, situated on a quiet street in this very popular area, close to all conveniences. Good-size living room with fireplace, 2 bedrooms, bathroom, electric cabinet kitchen, plus utility room, de luxe oil circulating heater. Completely fenced garden area.
Full price $7500
To view call D. Munro, GR 7-1705, or office, EV 5-8704.

FAIRFIELD Family Home

4 bedrooms and den. Remember—the larger home you've always wanted—HERE IT IS. Spacious LR and DR with panelled open beams, built-in china cabinets, fireplace in each; 12x12 panelled den with FP, gleaming white family kitchen and nook, wired for electric, 2 large bedrooms on main floor with wardrobe closets. Closed stairwell to 2 large bedrooms up. Completely rewired. Full high basement. Extra large lot with 12 variety fruit trees. All fenced. Separate garage. City gas piped in. Hot-air heat.
Full price only $10,500
Very reasonable terms.
For particulars call Ken Jensen, EV 5-8704 or GR 4-1973

HIGH LOCATION Immaculate Condition

Truly a home you would be proud to own. Very attractive two-bedroom bungalow, conveniently located among good homes with high location overlooking the city. Comfortable living room with fireplace adjoining dining room, bright cabinet kitchen and bathroom. Basement, piped hot air heat and drive-in garage. Full price $7750
To view call D. Munro, GR 7-1705, or office, EV 5-8704.

HEY! HEY! HEY! Look No Foolin' Reduced From $10,950 For Quick Sale

Worth $1,000 more to replace, especially in this close-in location. Only four yrs old, stucco, large lot, fenced and landscaped. Contains 2 bedrms, LR, fireplace, lge kitchen, dining area, modern bath and in lovely shape. FC basement, auto oil on sewer. Room for extra bedroom or recreation room. Selling now for the low price $9950
or only
To view phone J. Mann, EV 5-3857, or office, EV 5-8704.

1-YR-OLD NHA—3-BR HOME

Walking distance to town, convenient location, 3 bedrms, LR, master mahog kitchen and dining room, lovely fireplace and book shelves, modern 4-pce bath, FC basement, auto oil on sewer. Partitioned rooms, ideal recreation space. Lovely garden and lawns and really close to city centre. Going at low cost price of $13,000
Lge mtge, and payments incl taxes lower than rent. Don't wait, I know this will sell this week. Call J. Mann, EV 5-3857, to view, or office, EV 5-8704.

EXCLUSIVE $1975 DOWN NHA! NEW! CLOSE IN! IMMEDIATE OCCUPANCY

SEE THIS BRAND NEW 3-BEDROOM HOME. FEATURES THROUGH HALL, LARGE L-SHAPED LIVING AND DINING ROOM, NICE KITCHEN WITH EATING AREA, VANITY IN BATHROOM, ROUGHED-IN RUMPUS ROOM IN FULL BASEMENT, AUTO-OIL HEAT, ON SEWER, CLOSE TO SCHOOLS, SHOPPING AND BUS.
FULL PRICE $13,575.
TO VIEW PLEASE CALL LEN WARDLE — LOU MOILLIET
GR 7-3348 GR 9-2620
OFFICE, EV 5-8704

Secluded—High Quadra

Nice, quiet home with one and three-quarter acres, could be subdivided. Living room with fireplace, dining room, kitchen and dining area. Two bedrooms and bath (3-pce) down, 2 large BRs upstairs. Two-car garage, rec. room, coal and wood hot-air furnace. Lovely family home, treed and lots of room.
B. J. Merchant, EV 5-2108
Office, EV 5-8704

$1500 DOWN OIL HEAT

This lovely home won't last at this down payment consisting of large living room with panelled fireplace, nice dining room, very attractive kitchen with dining area, 2 large bedrooms and 4-pce bath.
To view please call B. Walz, Office EV 5-8704, or Eves. GR 9-6638.

WATERFRONT Portage Inlet

Executive type home on almost ½ acre of parklike property, landscaped with shrubs, trees and fish ponds. This is truly the best buy in town. Panoramic waterfront view from large living room and dining room, wall-to-wall carpet. This is a 3-bedroom home you'd be proud to own. Full bsmt, oil heat, double plumbing and separate 2-car garage. Private wharf for boat anchorage. Open to offers on down payment. Full price $13,950 only
Call Tom J. Moore, EV 2-3646 or office EV 5-8704.

SPACIOUS

A real picture home for a song. 3 bedrms, lge living room, family dining area and kitchen. Large utility with tubs. Excellent oil range goes with house. Large windows off dining room and living room give a nice open view of mountains. Large closets throughout. A real comfortable cosy house.
Priced at only $9500
Low down payment.
Please call Ken Jensen, GR 4-1973 or office EV 5-8704.

NEW N.H.A. HOUSES

ANY ONE OF THESE WILL BE READY FOR OCCUPANCY IN 3 WEEKS!
1—1504 Oaklands Avenue. $2,000 down. Total $13,600
2—3235 Admirals Rd. $2,000 down. Total $13,000
3—599 Sedger Road. $2,200 down. Total $13,800
4—Milgrove Street. $1,885 down. Total $13,150
5—907 Selkirk Ave. $2,250 down. Total $13,750
6—Homer Street. $2,800 down. Total $14,300
For further information please call J. L. Moillet, GR 9-2620, or Len Wardle, GR 7-1348; Office Frank D. Martin Agencies, EV 6-8704.

$2,500 DOWN — BRAND NEW

See the most exciting buy anywhere at 996 Londonderry St. Lake Hill. Three nice bedrooms, L-shape LR and DR, corner fireplace. All oak floors. Full bsmt, oil heat. Drive-in garage. (Cannot be duplicated now after the new increase in costs). For only $13,150. Larry Rands, EV 3-4117, Res., EV 2-8980.
LEACH & SPARKS

B.C. LAND & Investment Agency Ltd

95 Years in Real Estate

HENDERSON ROAD LANSDOWNE HEIGHTS IMMACULATE— 2 BR

This modern bungalow is newly on the market and is an ideal home for a couple or small family. A particularly attractive plan on the main floor, with a full daylight basement and nicely-finished bedroom or play room. We will be pleased to show you this home at $16,500
$4,000 may handle, less for cash!
Exclusive Listing
Please ask for Mr. W. O. Cameron, EV 4-4115

GORDON HEAD SEA VIEWS—2 LOTS 2 BR—DEN, FP

A beautiful rancher built 2 years ago and in immaculate condition throughout. Double attached carport leads to level entrance and through hall, large den with fireplace, living and dining rooms with panoramic views, smart kitchen and nook with views, large utility, workshop and storage rooms off. No basement, but plenty of storage in this home. Lot 100 x 100. 2 patios, planters, etc. Low down payment if desired
Full price $21,950

ROWLAND HEIGHTS VIEWS—3 BR

Long, low rancher on a large lot with sweeping views. Spacious living and dining room with new attractive wall-to-wall carpeting, streamlined kitchen, wired, exhaust fan, large utility off, set up for washer and dryer. Attached garage. Three bedrooms and 4-pc vanity bath. First time on the market and excellent value at only $14,950
Exclusive Listing
(Usual courtesy to other agents)
Please ask for Mr. W. O. Cameron, EV 4-4115

EXCLUSIVE TRIPLEX $2000 DOWN 115 GOVT STREET

Solid building, newly painted. Contains 3 self-contained suites, each with living room, bedroom, kitchen and bathroom. Full basement, wood and coal HA furnace. Full price $12,950
Call Mr. J. Mackenzie, EV 4-4115 anytime

GORGE (Exclusive) $2500 DOWN HIGH LOCATION

Drive by this modern, stucco bungalow at 738 MADDOCK. Consists of living room, large separate dining room with good oak floors, two bedrooms on ground floor and one in high high basement. 4-pc bath room, electric kitchen with dining space. New package oil HA furnace, drive-in garage. This home is priced to sell at $10,500
Call Mr. J. Mackenzie, EV 4-4115 anytime

OAK BAY EXCLUSIVE LANSDOWNE PARK NEW—APPEALING

3355 Gibbs Rd. Superior built lovely 3-bedroom bungalow situated on a choice oak treed lot. All kinds of extra features such as glass doors leading off the dining room to a large SUN DECK, 2 bathrooms with vanities, raised hearth fireplace and mahogany panelling in living room, large clothes closets, etc. Open stairway to ground level high basement and roughed-in large rumpus room with fireplace, roughed-in plumbing and space for extra rooms. Definitely an outstanding buy $22,600
For appointment to view call Mr. Hope, EV 4-4115 anytime

NORTH SAANICH MAGNIFICENT VIEWS OF SEA, GULF ISLANDS AND MOUNTAINS

Watch the everlasting parade of small craft and large ships from the picture windows of this secluded, very attractive siding bungalow situated on 1¼ acres of treed, parklike property. Large living room-dining room with picture windows and open fireplace, cosy den panelled in ash with open fireplace and picture window. 2 bedrooms, master bedroom being 18x16 with ample clothes closets. 4-piece tiled bathroom and electric cabinet kitchen with breakfast area. Automatic oil hot-air perimeter heating. Absolutely unique as to location and views. Possession July. $28,500
Price
Call Mr. Hope, EV 4-4115 anytime

ROOM TO LIVE

In this new, no-bsmt rancher at 3121 Woodburn Ave. Has lovely view of scenic Uplands golf course from lge. bright, modern kitchen. Lge living room and dining area with solid plank mahogany wall. Three lge bedrooms (or two with den) and 2-pc bath off master bedrm. Main bathroom is 4-pc with smart vanity. Slate front entrance with thru halls and oodles of storage space. O-O-M heat and double carport. All this for as little as $8,700 down at a full price of $21,500
ALSO
$2650 DOWN $2650 MT. TOLMIE AREA
3-year-old 3-bedrm stucco bungalow. Clean kitchen with good eating area. Family size living room with FP. Full bsmt with O-O-M heat and dr-in garage. Situated on a nice corner lot and in very good condition. This home is fairly priced at $13,500
AND
1 ANGFORD 2836 Knotty Pine Rd.
Twenty-five hundred down will buy this neat two-year-old five-room bungalow of 1,200 sq. ft. Lge. LR spacious kitchen with din area. Three bedrms and dr-in garage. Full price only $11,000
To view please call Allan McGillivray, EV 4-4115 anytime
THE B.C. LAND & INVESTMENT AGENCY LTD.
922 Government Street EV 4-4115

WATERFRONT 2000 SQUARE FEET

AN EXCLUSIVE LISTING
Enjoy one of the finest locations in the city and assuring complete privacy we offer this estate-type home. Designed by one of Victoria's finest architects and nearly 7 years old, the house is 65 feet long, the exterior is ranch style, natural rough cedar siding exterior, spacious reception hall entry into spacious living room over 26'x16'. Roman tile fireplace, 5 speakers installed for television, recording, radio, hi-fi. Front window 20' long, with breathtaking view of sea and mountains, open "L" to dining room 14x10, sea view, kitchen 21' long, large cupboard area, large eating facilities, another sea view. Floors are oak and fir, the decorating throughout is most appealing. The bedrooms are large. Master bedroom 15x13, with twin cupboards. The bathroom is 4-piece, with colored fixtures, with built-in features. The den is 12x8 with attractive interior. There is a large basement lined with accoustic tile, laundry tubs, workshop with large window and sea view. The heat is the best, hot water automatic oil. The lot is beautifully landscaped, with lots of trees, dogwoods, green lawns, and loaded with bulbs and flowers. There is a separate garage and a spacious additional home of 3 rooms for mother consisting of living room, dining room, kitchen, bathroom, sea view. The seafrontage is 77 feet with secluded sandy beach and floats. At present the small house is rented for $50 monthly. Full price is $25,000
With substantial terms.
Contact I. V. Ed Saunders, Sundays or evenings. EV 4-9058. Northwestern Securities of Victoria Ltd., 631 Yates St. Phone EV 5-6741.

ON THE WATER IN NEW SUBdivision, 3 bedrooms, dining room, compact kitchen, lovely living room opens on to sundeck with beautiful view. Rumpus room. $14,950. Terms. GR 9-6556.

$6,300 — 5-ROOM HOUSE IN EXcellent repair. Offers on down payment, good reduction for cash. Ph. EV 5-4949.

Ker & Stephenson Ltd.

A MONEY MAKER $10,750 3 SUITES 3 BATHS HIGH QUADRA HA OIL HEAT BASEMENT $3000 DOWN $75 MONTH

EV 5-3411, J. A. Vallance, GR 7-1917
EV 5-3411, H. Nichols, GR 7-3089

LANGFORD DRIVE BY 2827 RITA ROAD

Nice 6-room bungalow, only 2 years old and very well built. 1,120 sq ft. Living room 18x15, dining 8x11, 3 bedrooms, cabinet kitchen, full basement, auto oil heating. Drive-in garage. Priced to sell at $10,950
To inspect please call BERT DAYKIN
EV 5-3411 EV 2-0255

GLANFORD $11,370

On a high location overlooking the valley, this brisnt modern bungalow has a large L-shaped living and dining room with fireplace, 2 bedrooms, cabinet kitchen and 4-pc bathroom. Full high cement basement with recreation room, drive-in garage and oil heat. Only 2½ years old. For appointment to view telephone EV 5-3411, MR. LEMMON, EV 5-3411.

$12,950—OAK BAY

A SPARKLING JEWEL
Secluded parklike garden. Fine specimen oaks, rockeries, trim lawns, choice shrubbery. The smart, distinctive styling and expert craftsmanship will please the purchaser of this charming home. There is a big LR and separate DR, elec cabinet kitchen, En. type and through halls, 2 spacious bedrms and 4-pc bath. (Also finished bedroom below). OAK FLOORS. (HW oil heat.) Full basement. Garage under.
An Exclusive Listing
EV 5-3411 Mr. Nichols GR 7-3089
EV 5-3411 Mr. Vallance GR 7-1917

CLOSE - IN NHA

Drive by 2815 WYNDEATT, but please do not disturb the owner. This 3 bedroom home, less than 2 yrs old, close to transportation and only 10 minutes from city centre, carries a good NHA mortgage with easy monthly payments. For full details and appointment to view please contact Larry Wagner EV 5-3411; J. H. Ford EV 2-4255 $13,950
price

1980 CROMWELL MT. TOLMIE

Attractive stucco bungalow with thru-hall plan. Large LR and DR. Oak floors. Electric kitchen, nook and utility room. Two nice bedrms. Open stairs to rumpus room or den with fireplace. Full basement. Work shop and oil furnace. Beautiful grounds, shrubs, lawns, barbecue and patio. Top condition, quiet location. Please do not disturb occupants. Real value. $18,500
Exclusive
Please contact E. J. FATT at EV 5-3411 or EV 3-6336.

RANCH 53 ACRES 5 MILES OUT

This valuable ranch is ideal for anyone owning horses or for future subdivision. The well-built residence contains large living room, dining room, den, four bedrooms. Youngstown kitchen, large rumpus room. Hot-water (oil) heating. Numerous outbuildings include modern stable with loose boxes for 7 horses, left for 10 tons of hay, barn, greenhouse, implement shed. Modern four-room cottage. Double garage. Riding rims, outdoor patio with barbecue. This property is in splendid condition and offers many possibilities.
Price $55,000
Exclusive Listing
Please phone Mr. Speed at EV 5-3411 anytime

KER & STEPHENSON LTD.

Member Multiple Listing Bureau
609 GOVERNMENT STREET

C.N. Montague CO. LTD.

1028 Blanshard at Fort. EV 4-9318

5 SPECIALS

1. RANCHER VS. TRAILER
3 Bedrms plus bsmt suite plus 1 34 acres. 20 min from city. Will take 30'x10' trailer as dwn pyt. Asking price $14,700
2. $1,600 DWN OR BOAT
2862 ROCKWELL
4-Rm stucco bung, oil range incl. Priced to sell at $8300
3. OAK BAY BORDER
Tudor-type 3-BEDRM home, LR, FP, DR or family rm. Lge kit, dining area. W-220 HW furnace, lovely oaks and lawns. MAKE AN OFFER TODAY. Asking $12,600
4. ALBERT HEAD
6-8 ACRES, cosy 5-rm bung, near sea, city water, cleared. Price ($1,500 dwn) is $12,600
5. DRIVE BY 845 SELKIRK
2 TWIN-SIZE bedrms, lge LR, FP, DR, elec kit. De luxe bsmt suite. Asking ($4,352 dwn) $17,900
Ruth E. Hutcheson, EV 4-9318, GR 8-3536

SUBURBAN HOME

WILL TAKE CAR AS PART OF DOWN PAYMENT on this choice 3-bedrm stucco bung. L-shaped LR and DR. Hardwood throughout. Full bsmt, oil heat. High location. 3-mile circle, with fine open view. Large lot — oak trees. Price $13,900
B. E. Porritt, EV 4-9318, EV 4-6152

OAK BAY

Do You Really Want a Bargain? $3,000 down for this brand-new, 5-bedroom bungalow, on Henderson Road. Full bsmnt with beautiful rumpus rm, 1½ bathrooms. Make us an offer on the end price. You will get the best buy of your life. Phone for address and pass key. Larry Rands, EV 3-4117, Res., EV 2-8980. Leach and Sparks.

ESQUIMALT—N.H.A.

Four-year-old stucco bungalow, 3 bedrms, large living rm, de luxe kitchen with dining area; high basmnt, drive-in garage; nice location, walking distance to Naden. Price only $11,600. Phone J. Pearson, eves., EV 2-9737. Island Investment Co., Ltd. EV 4-7146.

$350 DOWN, LOW MONTHLY PAYments. 3-bedroom furnished house, garage; move right in. Full price $4,950. EV 4-8275.

WHITTOME'S

Established 1898

COUNTRY LIVING

The setting of this three-bedroom home must be seen to be appreciated. 1.78 acres of land, fruit trees, all sorts of flowers, nice lawns. Two-car garage, 2 summer cottages, plus other buildings. This property is older but has a lot to offer. Close to the water at Deep Cove. If you want seclusion in country property, phone for details.
Priced at $13,750
with terms
L. A. Squires or R. Harris, EV 2-4255 anytime

PAINT SPECIAL LOW DOWN PAYMENT

Excellently situated on a pleasant lot, lawn, evergreens, fruit trees, and a good street; close to schools and bus. Large four-room, full basement bungalow, older-type but modern kitchen with nook; spacious living room, 2 large bedrooms and big closets, 3-pc bath, piped HA furnace, drive-in garage. Very good condition outside, a little paint and cleaning up needed inside. Opportunity knocks. Try your terms on this.
Full price only $7500
Mr. Drew, EV 2-4255 anytime; res., EV 3-4980

DE LUXE DUPLEX

Just $3,000 down for this 7-month baby. Top suite (no steps) CONTEMPORARY: 3 bedrooms, living room with fireplace, modern cab kitchen with eating area, 4-pc bath. Lower suite (no steps): exceptionally large living room, bedroom, compact kitchen, 3-pc bath. Oil heat, separate meters. This is VALUE at $15,900
Please call Mrs. Ruth Squires, EV 2-4255 anytime; res., EV 2-2269.

EASILY MAINTAINED

Just ideal for retired or working couple. Two bedrooms, living room with fireplace, cabinet kitchen, oil range included, good-size utility rooms, no steps. Separate garage. Lawn easily maintained. Good value here.
Priced at $8250
$2,450 down. Exclusive listing.
Further details L. A. Squires, EV 2-4255 anytime; res., EV 2-2269

OAK BAY CENTRE

If you are looking for a comfortable family, stucco home with automatic oil heat, attractive treed garden, this house has 3 bedrooms, den, living and dining rooms and full bsmt. See it today. Asking price $14,500
And low down payment is possible!
B. Travers-Smith, EV 2-4255 anytime, EV 5-6653 eves.

LARGE BUNGALOW PLUS BUILDING LOT

To be sold together. BUILD NEXT DOOR TO YOU! 5-room bungalow with large glassed-in sun room. This is in a high location and has a view. The adjoining lot is 75'x123' and is in an NHA sewer area. This lot itself is worth approx. $2,000 and has been cleared. Both are clear title. Taxes are ONLY $88 on house. Separate garage. Duroid roof. Pretty garden. $3,500 down and asking price for both $9250
Guy Meuffels, EV 2-4255 anytime, res. EV 2-7829

TRY $1500 DOWN Good Monthly Payments

Might just buy this brand new six-room bungalow. Three bedrooms, two twin size. Spacious living and dining rm and natural mahogany kitchen with bar and hanging cabinets. Utility on main floor. Daylight basement. Oil-O-Matic heat, drive in garage. Good district, bus and schools. Try your down payment on this. Asking $13,750
Mr. Drew, EV 2-4255 anytime, res EV 3-4980

$2500 DOWN

Large living room with view, 2 good-sized bedrooms. Dining area in spotless kitchen, electric range included. Workroom and utility room in full basement. Oil-O-Matic heat 12 years old. Low taxes $10,975
Vivienne Appleyard, EV 2-4255 any time.

INVESTORS PLEASE NOTE

This 5-room house must be sold this week. Steadily rented at $65 month. Situated on a tree-lined street within the city limits. Taxes only $65. Hurry for this one. Full price only $5500
Please call Mr. Bryan, EV 2-4255 anytime, res. EV 4-4771

THIS IS IT

3-bedroom home in choice high area of Rolston Heights. Top construction, only 3½ yrs old. 5½% mortgage. Lge lot 80'x110'. Full basement automatic oil heat. 1,169 sq. ft. for only $14,950
$4,500 dn. at
R. Harris, EV 4-3672, res. or EV 2-4255 anytime.
J. H. WHITTOME & CO. LTD.
1218 Broad Street — EV 2-4255 anytime
Member Multiple Listing Bureau.

KING REALTY

Weiler Bldg.
609 Broughton St. EV 2-2131

JUST FINISHED JUST FOR YOU

Three extra large bedrooms, a 15x21 living room, large dining area and something special in kitchens. NHA MTGE. $12,000 at $76.78 A MO. $14,650
Only
Lee Hallberg, eves. EV 3-8510.

CADBORO BAY

YOUR DOWN PAYMENT WILL BE CONSIDERED ON THE PURCHASE OF THIS ATTRACTIVE 2-YR-OLD 3-BEDRM HOME, FULL BASEMENT. BALANCE AS RENT.
On easy terms at $14,700
Bel Shragge, eves. EV 2-8802

5xS DUPLEX CATHEDRAL AREA

Four and one-half rooms each side, no basement, hot-water heating plant. Always rented. Good location. May consider terms. Offers. Clear title. Full price $15,700
Call Mr. O'Toole, eves., EV 3-8340

UNIVERSITY AREA

Excellent family home in splendid condition. Through hall, large attractive living room, open fireplace, full dining room, cabinet kitchen, 2 bedrooms, bathroom and sunroom on main floor. 2 nice bedrooms up. Full basement with extra bedroom or study and additional plumbing. Oil hot-air heat. Garage. Secluded, developed garden. A valuable property presently producing income from students but equally well suited for a family home. Approximately $5,000 will handle. $15,750
Price
Call Mr. O'Toole, eves., EV 3-8340

LANGFORD

New 2 BR stucco bungalow, nice LR, cabinet kitchen, utility carport, large lot, good location. LOW DP. $7200
EASY TERMS
Call C. A. Ross, eves., GR 8-1817

NEAR ROYAL OAK, 569 HURST—7 yrs, 2 bedrms, large LR, hdwd floors, auto oil heat; utility rm; separate garage, 16'x21'; cab kit wired for range; low taxes; secluded quiet street; 4 fruit trees. Asking $9,000. See it; save agent's $400 fee. GR 9-4841.

LANGFORD—3-BEDROOM STUCCO bungalow, hardwood floors throughout, 4-piece colored bath; full cement basement. Oil-O-Matic furnace, drive-in garage, fireplace. On quiet street. Close to school, stores and buses. $10,950, terms. GR 8-1866.

BUY FROM OWNER AND SAVE—Stucco bungalow, 4 years old, 2 large bedrooms, full cement basement, drive-in garage, oil heat, large garden lot, $2,000 cash, balance as rent. Full price, $12,000. After 5 p.m., call EV 2-9787. No agents.

P. R. BROWN & Sons Ltd. — Est. 1909

1112 Broad St. Phone EV 5-3435

SEA VIEW

Unobstructed high sea view at Gordon Head. This immaculate, 3-bedrm home is only 10 mos old, with beautiful landscaped grounds. The owners are moving back to Vancouver and say "Sell!" The LR is 13x17.6, Roman tile fireplace with raised hearth; DR, 13x8; lge elec kit plumbed for auto washer; high FC bsmt, roughed-in rumpus rm, floors and walls all painted; O-O-M heating unit. This is indeed a fine home with a magnificent open view and secluded rear lawn. Going at the FULL PRICE of ONLY $19,200
Terms may be arranged.
Please phone Ross Weber, EV 5-5433, or A. Marion, EV 2-0697; or Office, EV 5-3435

GORGE RD. EXCELLENT VIEW Vacant Possession 3 BEDRM BUNG BSMT OIL HEAT

Lovely, modern, stucco bungalow, only 10 yrs old, approx. 1,400 sq. ft. Unobstructed views, use of Gorge waterfrontage. Picture window in 28 x 15 LR, fireplace, combined DR, through hall plan. HW floors, coved ceilings, stucco plaster, cab kit, Wired, also gas elec HW unit, unfinished rumpus room, FP in bsmt, tubs, auto oil heating. Attached garage. Excellent value.
FULL PRICE $13,500
Full particulars, terms, financing, etc., please call Mr. Houston at EV 5-3435, res. EV 5-6476.
EXCLUSIVE

MUST BE SOLD! PRICE REDUCED

This lovely 3-bedrm home features combined LR and DR with FP, cab elec kit, 3-pc bath, and oak floors throughout; full basement with drive-in garage. Oil-O-Matic heating; domestic HW (elec); fully insulated, smart stucco exterior with Duroid roof. Well-landscaped property in wonderful condition. Price $13,500
with terms.
For further information, please phone A. Marion, EV 2-0697, or Ross Weber, EV 5-5433, or Office, EV 5-3435

$2000 DOWN LANDSCAPED

Well laid-out 4-year-old six-room home. All rooms spacious with oak floors. Full basement. Blacktop drive to garage. Lawns, fruit trees and rockeries. Save hard work and expense here. Garden all ready. Full price $12,600
Phone Ross Hartnell, EV 5-3435 Res., EV 2-9672

BEACON HILL PARK

Located one block west of Douglas Street and the park. Close to bus, shops and sea. Do you want a four-bedroom home in top condition? With living room 15x18, nice fireplace, dining room, electric cabinet kitchen. Do you like cove ceilings? Then see this home. Maybe you would prefer to let your mother-in-law pay you $55 per month and live in the two upper rooms. One has sink, cabinets, etc., and is a proper little kitchen-LR combination.
Two-car garage, lovely landscaped lot. Will accept bungalow in exchange. Price $12,500
Note—Double Plumbing.
Phone R. E. Hills, EV 5-3435 Residence, EV 3-6918

HILLSIDE 6 ROOMS BASEMENT STUCCO

$1000 DOWN $75 PER MONTH

Solid older home close to Government and Hillside. Three bedrooms up, LR, DR, kit down. Full basmnt, HA furnace. $7400
Full price
Call Mr. Houston, EV 5-3435 Residence, EV 5-6476

REAL BUY $1000 DOWN

1 bed-m, exceptionally clean, nice garden.
Asking full price $4700
Please phone ROSS WEBER, EV 5-5433, or A. MARION, EV 2-0697, or office EV 5-3435.

FAIRFIELD REALTY

335 COOK STREET

5 ACRES

Of beautiful land just like a golf course, spotted with large oak. Just ideal for miniature golf course. Has a good 5-roomed home with 2-car garage. Home only 7 years old and fully modern. Would make beautiful club house. It's a must see, only 20 minutes run on perfect hardtop road. The amazing part is it can be purchased for only $12,800
On terms. Call Len LeDoux, EV 5-9765 anytime.

RETIREMENT TWO BEDROOMS COSY — NO STEPS

This cottage is the answer to troublefree retirement living, large bright rooms, nicely decorated and, lo and behold, hot-water oil heat. The grounds are finished in lawn for a minimum of upkeep. This very desirable home is situated in an area of exp